



THE
A-TEAM

**RE/MAX
FIRST**

176 STONEGATE Crescent, Airdrie T4B 2S8

MLS®#: **A2174605**

Area: **Stonegate**

Listing Date: **10/22/24**

List Price: **\$629,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 26-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2000**

Finished Floor Area
Abv Sqft: **1,403**
Low Sqft:
Ttl Sqft: **1,403**

Lot Information

Lot Sz Ar: **6,299 sqft**
Lot Shape:

DOM

60
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Access:

Lot Feat: **Back Lane, No Neighbours Behind**
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Bedroom	Main	11`4" x 10`1"
Dining Room	Main	13`3" x 13`0"
Living Room	Main	11`4" x 20`7"
Foyer	Main	7`2" x 8`10"
Bedroom	Basement	10`10" x 15`3"
Game Room	Basement	21`8" x 26`4"

Room	Level	Dimensions
4pc Ensuite bath	Main	
Bedroom	Main	11`7" x 15`5"
Kitchen	Main	11`5" x 13`2"
Bedroom - Primary	Main	12`6" x 18`11"
3pc Bathroom	Basement	9`11" x 5`0"
Bedroom	Basement	10`10" x 15`1"
Furnace/Utility Room	Basement	13`3" x 9`6"

Title: **Fee Simple**
Zoning: **R1**
Legal Desc: **9913135**

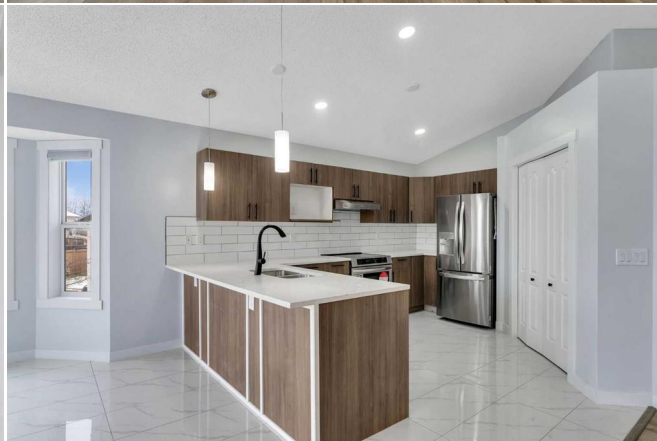
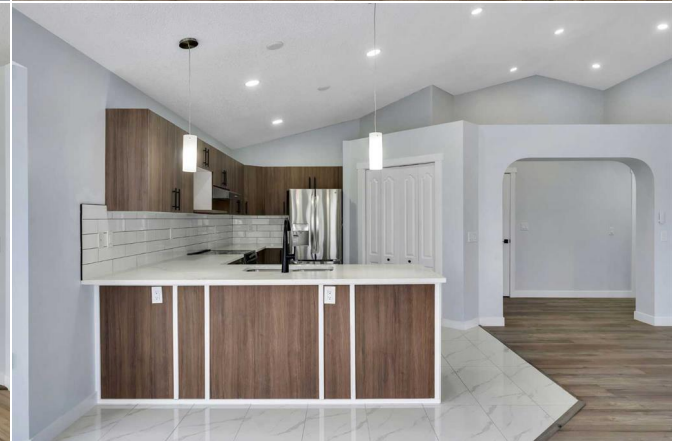
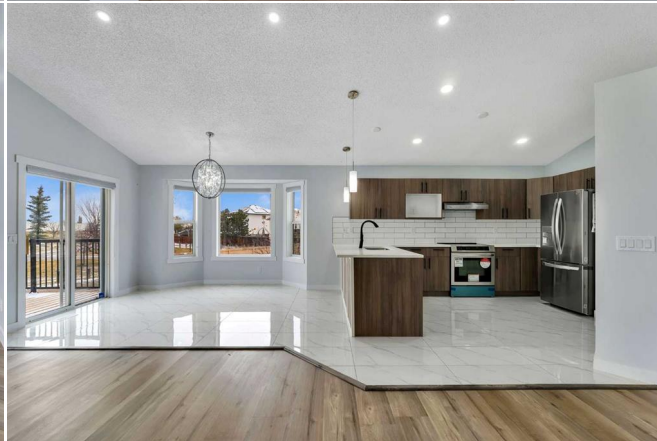
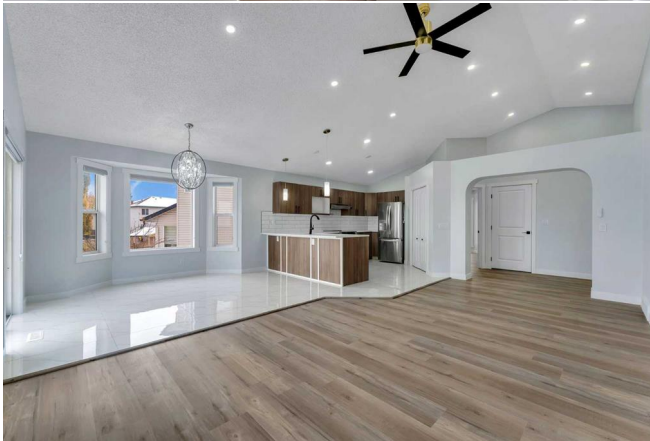
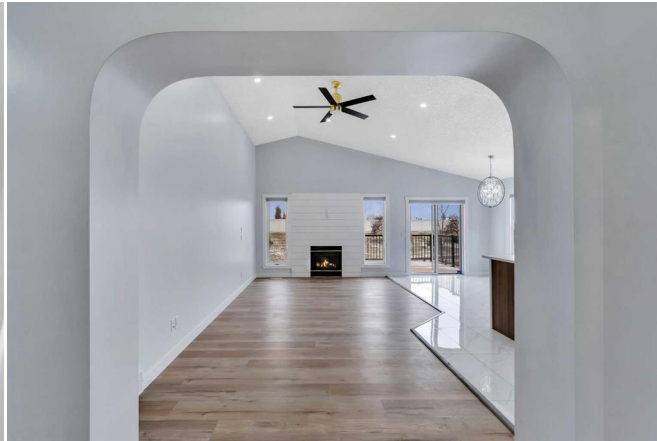
Remarks

Pub Rmks: **5 BED | 3 BATH | DOUBLE GARAGE | NEWELY RENOVATED | HIGH END FINISHES | CENTRAL AC | This beautifully designed bi-level home with a front garage offers both space and style. The main level features a large, bright living area, 3 spacious bedrooms, including a master bedroom with a 3-piece ensuite, and an additional full bathroom. The kitchen is outfitted with brand-new stainless steel appliances, making it ideal for everyday living. The fully finished basement includes 2 more bedrooms, a full bathroom, and a generous living room, providing extra space for family or guests. With city approval, the basement can easily be converted into a separate suite for added rental income. Step outside to a brand-new back deck with no neighboring properties behind for added privacy. Additional features include central vacuum, fresh finishes, and air conditioning for year-round comfort. Located just steps from a vibrant shopping plaza with Real Canadian Superstore, Starbucks, and a variety of retail stores and restaurants, this home offers ultimate convenience in a desirable neighborhood. Don't miss the chance to own this move-in-ready home with excellent income potential!**

Inclusions: **None**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











176 Stonegate Crescent NW, Airdrie, AB

Main Building, Total Exterior Area Above Grade 1403.10 sq ft



Main Floor Exterior Area 1208.24 sq ft
Poyer Exterior Area 114.75 sq ft
Basement (Below Grade) Exterior Area 150.12 sq ft
 PREPARED: 2024/10/22

White regions are excluded from total floor area in GULIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



176 Stonegate Crescent NW, Airdrie, AB

Main Floor, Exterior Area 1208.24 sq ft

Interior Area 1192.26 sq ft



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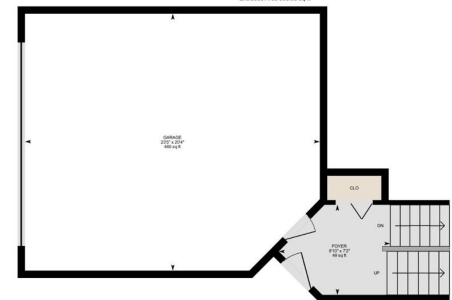


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Poyer, Exterior Area 114.75 sq ft

Interior Area 93.83 sq ft

Excluded Area 505.58 sq ft



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176 Stonegate Crescent NW, Airdrie, AB

Basement (Below Grade), Exterior Area 150.12 sq ft

Interior Area 1141.87 sq ft



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